

CARDIGAN BAY PROPERTIES
EST 2021

# Ffordd Cae Teg, Llandissilio, Clynderwen, SA66 7SY

## Offers in the region of £450,000

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## Offers in the region of £450,000

- Detached dormer bungalow in village setting with NO ONWARD CHAIN
- Four bedrooms and three bathrooms
- Recently updated kitchen, utility and bathrooms
- Spacious lounge and flexible reception space
- Useful basement storage beneath the house
- Detached double garage with home gym area
- Solar panels helping reduce energy costs
- Approx. 0.54 acre plot with generous gardens
- Close to Narberth and the A40 with access to the M4
- Energy Rating: D



## About The Property

Looking for a substantial family home with no onward chain, generous 0.54 acre grounds, flexible living space and the potential for even more? This beautifully presented detached dormer bungalow in Llandissilio combines four bedrooms, updated interiors, a useful basement, double garage and a 0.54 acre plot with possibilities, all within easy reach of Narberth and the wider West Wales countryside.

Tucked away at the end of a small cul-de-sac of just a handful of properties, this impressive detached dormer bungalow offers a surprising amount of space both inside and out. The setting feels tucked away while still being within walking distance of the village primary school and only around ten minutes from Narberth, making it a strong option for families wanting a bit more room without feeling isolated.

The property immediately gives a sense of practicality and flexibility. A decent driveway sits behind pillar entrances and provides parking for several vehicles, with access leading to the detached double garage and rear garden. The bungalow itself has a smart, well-kept appearance, with solar panels helping to keep running costs down and adding to the overall efficiency of the home.

Inside, the accommodation is spacious and well laid out, flowing naturally from room to room. The entrance hall includes useful under stairs storage and stairs rising to the first floor. The lounge is particularly generous in size, with a feature stone fireplace housing an electric fire and patio doors opening directly out onto the rear terrace and garden beyond. It is a room that feels ideal for both everyday living and entertaining, especially with the sliding doors opening into the kitchen diner.

Details Continued:
The kitchen has been recently updated and finished in a modern style with matching wall and base units, marble-effect worktops and integrated appliances including an eye-level oven, grill, dishwasher and electric hob. There is plenty of worktop space along with room for a family-sized dining table, making it a sociable heart of the home. The dining area still retains a warm and homely feel and connects nicely with the rest of the ground floor accommodation.

Leading off the kitchen is the utility room, also recently updated to match the kitchen, with built in fridge freezer, further storage and space for laundry appliances. A door opens straight out onto the rear patio, making it practical for day-to-day family life and garden access.

The ground floor bedroom layout gives the property flexibility for a range of buyers. Bedroom one sits just off the dining area and includes fitted wardrobes and a front facing window. A further inner hallway leads to two more bedrooms and the main bathroom. The bathroom has been modernised and includes both a shower and Jacuzzi bath alongside a vanity storage unit and WC.

Bedroom two is another double room with bi-fold doors and space for wardrobes, while bedroom three is particularly spacious and benefits from views over the rear garden together with its own en-suite shower room.

Upstairs, the property continues to impress with a substantial loft room currently arranged as a sitting room and home office space. This area could easily suit a hobbies room, games room, studio or additional family lounge depending on requirements. Velux windows and a front facing window bring in plenty of natural light, while doors lead through to the first floor bathroom and bedroom four.

Bedroom four is another comfortable double room with built in wardrobes and lovely elevated

views over the garden and surrounding countryside. The first floor bathroom is fitted with a bath, WC and sink, making the upstairs arrangement ideal for guests or independent family living.

One of the standout practical features of the property is the detached double garage. Currently divided into a garage section and home gym, the building offers huge versatility. It could easily revert back to full garaging for vehicles or, subject to planning, could lend itself to a home office, workshop, studio or further lifestyle space. Power, lighting and an electric up and over door are already in place.

Beneath the property sits a particularly useful basement area. This space houses the oil-fired boiler and also provides extensive storage, including enough room for garden machinery and ride-on mower storage. Additional storage areas run beneath the house, adding yet more practicality.

Externally:
Outside is where this home really starts to separate itself from many others in the area. The rear patio has been thoughtfully arranged with glass balustrades and raised flower beds, creating a lovely seating area overlooking the garden and surrounding countryside. Currently home to a hot tub, it feels like a genuinely usable outdoor living space rather than simply a patio.

The grounds extend well beyond this terrace into a generous lawned garden with greenhouse, raised beds, mature trees and established hedging. There is ample room for vegetable growing, a polytunnel or simply enjoying the open outdoor space. The entire plot measures around 0.54 acres overall offering ample space for more growing space or other options subject to any permissions needed.

Homes offering this amount of indoor and outdoor space, together with updated accommodation, energy-saving features and possible future potential, are becoming increasingly difficult to find in this part of West Wales. The fact the property is also offered with no onward chain only adds further appeal.

INFORMATION ABOUT THE AREA:
Llandissilio is a popular village location in Pembrokeshire, offering a primary school and local amenities while being only a short drive from the bustling market town of Narberth. Narberth is well known for its colourful high street filled with independent shops, galleries, cafés, bars and restaurants, alongside everyday facilities including schools, healthcare and leisure amenities. The wider area also provides easy access to the stunning Pembrokeshire coastline, including the beaches at Tenby and Saundersfoot, making this part of West Wales particularly appealing.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Hall
2'11" x 9'9"

Lounge
17'8" x 17'1"

Kitchen/Diner
25'0" x 9'8"

Utility Room
9'5" x 7'5"

Bedroom 1
9'0" x 12'7"

Inner Hallway
11'5" x 3'1"

Bathroom
7'6" x 12'7"

Bedroom 2
1131'10" x 9'2"

Bedroom 3
11'4" x 9'4"

En-suite
7'3" x 2'8" max

First floor living room
30'8" x 12'3" max

Bathroom
7'5" x 5'2"

Bedroom 4
11'4" x 9'9"

Basement
11'6" x 23'1"

Basement storage 1
3090'6" x 12'9"









Basement storage 2
28'6" x 9'11"

Detached Garage
22'9" x 21'9"

IMPORTANT MATERIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking - Property owns entrance road into the Cul-De-Sac but it is adopted by the council.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected / Not Connected - TYPE - Superfast / Standard ***add in speeds eg - up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: The deeds advise the following:
The Purchasers will not erect any hoarding or advertisement on the said property or any part thereof and neither shall they plant trees or erect any structures so as to affect any visibility splays or other requirements of the highway authority or local authority to do or permit or suffer to be done any act matter or thing whatsoever which shall or may be or which shall grow to be a nuisance annoyance grievance disturbance or prejudice of the Vendors or their tenants or commit or suffer to be done any willful act of waste soil or destruction into or upon the said property or any part thereof and without prejudice to the generality of the foregoing will not permit or suffer to be kept upon the said property any farm animal or poultry
The Purchasers will not use or permit the said property or any part thereof to be used for any other purpose other than as a single private dwellinghouse save that is shall be permitted for a room in a dwelling to be used in connection with a business provided it is ancillary to the use of that of the main use of the property as a private dwelling
The Purchasers will not park or allow to be parked on the estate road pavement or on the property any commercial vehicle
The Purchaser will not once the roadway and pavement have been completed tip or cause anything to be tipped thereon
The Purchasers will not erect any building in front of the building line prescribed by the local planning authority
The Purchasers will not erect or construct anything which would interfere with free access to maintaining any services laid under the property
The Purchasers will not erect any boundary wall or fence which is in the nature of a forecourt wall or fence of a height greater than three foot above the crown of the estate road
The Purchasers will not erect any building other than a detached dwellinghouse or bungalow either with or without garages and necessary outbuildings upon the land
The Purchasers will not keep any caravan on the retained land save for temporary storage whilst not in use or for use whilst the dwelling is being constructed.

RIGHTS & EASEMENTS: The seller has advised that there are rights to drainage and access in field adjoining property.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there is a building plot to the side of this property (planning number 13/0984/PA), and also to the bottom left at the very end of the garden (application number 24/0387/PA).
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property but it does have lateral living.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the

Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Please read the above information carefully. Please ensure you watch the walk through video tour prior to viewing.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/05/26/OK






















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**DIRECTIONS:**

From the town of Narberth get onto the A40 leading to the Penblewen roundabout. Take the A478 heading for Clynderwen. Continue through Clynderwen and enter Llandissillio. Turn left opposite the School into Ffordd Cae Teg where the property can be found immediately in the left hand Corner. What3Words: ///prefect.iron.sifts











## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | | EU Directive 2002/91/EC |

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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